

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 3	TO LEASE NO. GS-07B-16651	DATE 8-18-2011	PAGE 1 of 2
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ADDRESS OF PREMISES

The Offices at Green Oaks 1950 N.E. Green Oaks, Arlington, TX

THIS AGREEMENT, made and entered into this date by and between Russell Clark Realty Company.

whose address is 139 West Oak Lane
Salem, UT 84653-9495

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to correct annual rent and to correct the broker commission credit paragraph.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective March 1, 2010 as follows:

Paragraph 3 of the lease is hereby amended as follows:

"3. The Government shall pay the Lessor annual rent payable in arrears at the following rate:

For months 1-7, the Government shall pay the Lessor annual rent of \$117,375.55 at the rate of \$9,781.30 per month in arrears, which includes annual operating costs of \$40,498.00. This amount includes the amortization of \$177,407.30 for Tenant Improvements over ten (10) years at the rate of 5.00% for an annual amortization rate of \$22,580.16. Rent payable for months 1-7 is \$0 (none payable). Lessor agrees to allow for 7 months of free rent as part of the lease. 3/2010 - 9/2010

For months 8-31, the Government shall pay the Lessor annual rent of \$117,375.55 at the rate of \$9,781.30 per month in arrears, which includes annual operating costs of \$40,498.00 and annual tenant improvement costs of 22,580.16. 10/10 - 9/12

For months 32-55, the Government shall pay the Lessor annual rent of \$120,538.05 at the rate of \$10,044.87 per month in arrears, which includes annual operating costs of \$40,498.00 and annual tenant improvement costs of 22,580.16. 10/12 - 9/14

For months 56-79, the Government shall pay the Lessor annual rent of \$123,696.55 at the rate of \$10,308.05 per month in arrears, which includes annual operating costs of \$40,498.00 and annual tenant improvement costs of 22,580.16. 10/14 - 9/16


For months 80-103, the Government shall pay the Lessor annual rent of \$126,857.05 at the rate of \$10,571.42 per month in arrears, which includes annual operating costs of \$40,498.00 and annual tenant improvement costs of 22,580.16. 10/16 - 9/18

For months 104-120, the Government shall pay the Lessor annual rent of \$130,017.55 at the rate of \$10,834.80 per month in arrears, which includes annual operating costs of \$40,498.00 and annual tenant improvement costs of 22,580.16. 10/18 - 2/20

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IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR

SIGNATURE 	NAME OF SIGNER Robert B. Clark
ADDRESS 139 W. Oak, Salem, UT 84653	

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Diann King Hiett
ADDRESS [Redacted]	

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER Jeffrey Navarro
	OFFICIAL TITLE OF SIGNER Contract Officer

Rent shall be paid monthly in arrears. The Lessor and the Government mutually acknowledge and agree that this shall be a full service lease agreement in accordance with SFO 4TX0588. Rent for a lesser period shall be prorated. Rent shall be made payable to:


Russell Clark Realty Company
139 West Oak Lane
Salem, UT 84653-9495
ATTN: Robert B. Clark"

Paragraph 16 of the lease is hereby amended as follows:

16. "In accordance with Paragraph 2.2 (Broker Commission and Commission Credit), Studley, Inc. ("Studley") is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and Studley have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease ("Commission"). The total amount of the Commission is [REDACTED]. This Commission is earned upon lease execution and payable (i) [REDACTED] when the Lease is awarded and (ii) [REDACTED] upon the earlier of Tenant's occupancy of the premises leased pursuant to the Lease or the commencement date of the Lease. Due to the Commission Credit described in Paragraph 2.2, only [REDACTED] which is [REDACTED] of the Commission, will be payable to Studley when the Lease is awarded. The remaining [REDACTED] which is [REDACTED] of the Commission ("Commission Credit"), shall be credited to the Government as follows:

The shell rental portion, excluding taxes, of the annual rental payments (\$117,375.55 / 12 months = \$9,781.30 per month) due and owing shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first full month of the rental payments and continue in equal monthly credits until fully recaptured.

All other terms and conditions remain in full force and effect

INITIALS:  LESSOR
GOVT